



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



146 Northampton Road, Kettering NN15

"The Conifer"

4 3 3





## "The Conifer"

Commanding an impressive plot, this established detached residence is discreetly positioned on this very desirable road, the General Hospital and mainline railway are a short walk away, the latter connecting with St Pancras International in under an hour. The interior includes an entrance porch, entrance hall, guest cloakroom, living room with striking Minster style fireplace and the warmth of a working fire, the formal dining room is versatile ideal for use as a snug and the kitchen/breakfast/family room is a wonderful, free flowing social space. The conservatory overlooks the mature garden, upstairs the light filled landing leads to a principal bathroom and four good sized bedrooms, one off which has an ensuite bathroom. The generous plot offers a deep frontage with a significant driveway leading to an oversized double garage, the fabulous rear garden is a real sun trap with generous patios perfect for outdoor living and two bespoke lodges, one used as a games room and the other with a swimming pool, the garden also offering lots of potential to extend the house subject to planning approval. A very special home and location - viewing is strictly by appointment.

**Living Room** - 5.92m x 3.73m (19'5" x 12'3")

**Dining Room** - 3.99m x 3.73m (13'1" x 12'3")

**Kitchen/Breakfast/Family Room** - 6.76m x 6.25m (22'2" x 20'6")

**Utility Room** - 1.6m x 1.5m (5'3" x 4'11")

**Conservatory** - 4.17m x 3.56m (13'8" x 11'8")

**Bedroom 1** - 5.92m x 3.73m (19'5" x 12'3")

**Bedroom 2** - 3.99m x 3.73m (13'1" x 12'3")

**Bedroom 3** - 3.28m x 1.85m (10'9" x 6'1")

**Ensuite Bathroom** - 2.72m x 1.8m (8'11" x 5'11")

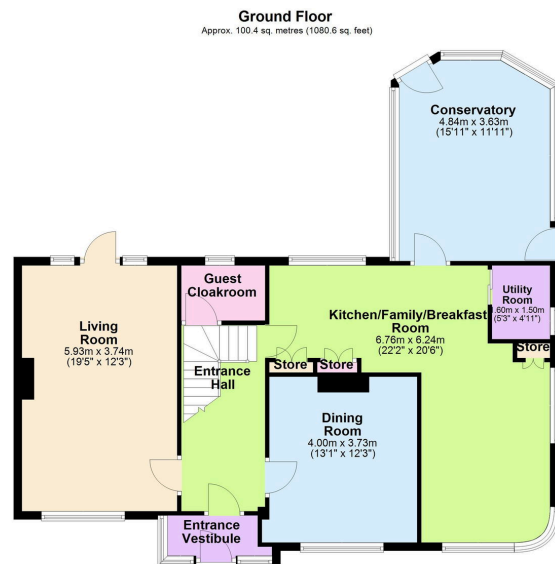
**Bedroom 4** - 3.28m x 2.67m (10'9" x 8'9")

**Games Room** - 6.1m x 3.94m (20'0" x 12'11")

**Swimming Pool** - 9.14m x 6.1m (30'0" x 20'0")

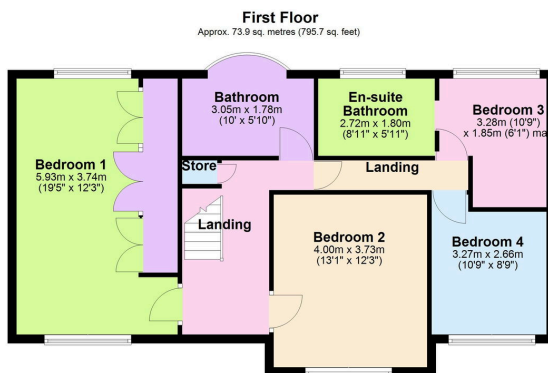
**Swimming Pool Shower** - 1.98m x 1.3m (6'6" x 4'3")



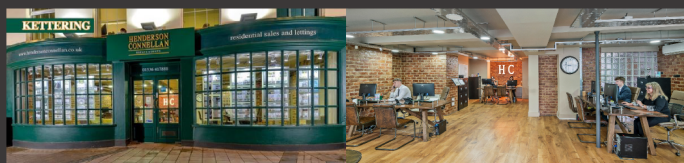
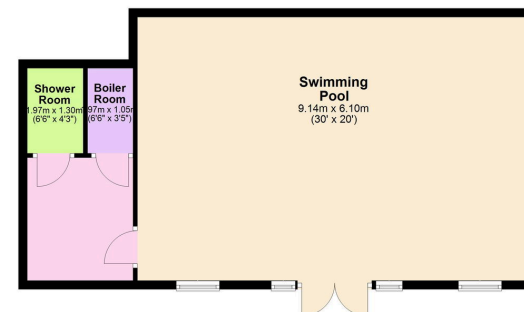


Total area: approx. 267.1 sq. metres (2874.7 sq. feet)

- Gas Central Heating
- Mostly UPVC double Glazing
- Lovely plot, on this prestigious road offering lots of potential
- Living Room with Minster style fireplace
- Versatile formal Dining Room
- Free flowing, Kitchen/Breakfast/Family Room
- Four Bedrooms
- EPC RATING: D
- COUNCIL TAX: F



**Pool House and Games Room**  
Approx. 92.7 sq. metres (998.3 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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